



To the Honorable Council
City of Norfolk, Virginia


December 15, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Downtown Development Certificate to grant three development waivers in order to construct a four-story 48-unit multi-family building in the D-4 (Downtown Arts and Design) zoning district**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved: 
Marcus D. Jones, City Manager

Item Number:

R-7

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** This application is for a Downtown Development Certificate to permit the construction of a four-story, 48-unit multi-family building in the D-4 zoning district with three development waivers.
- IV. **Applicant:** Thomas Morrisette
- V. **Description:**
 - A Development Certificate is required for any development requesting waivers; this application requests the following development waivers:
 - The proposal requests a waiver from the 75% build-to line requirement.
 - The proposal requests a waiver from the 65% active ground floor use requirement.
 - The proposal requests a waiver from the requirement that all parking, loading and maneuvering be located within building lines and concealed from view from street or pedestrian way.
 - Staff recommends **approval** of all three waivers, given that the site layout as proposed will assist with accommodating a dual-purpose pedestrian path and stormwater mitigation feature, and given that the tidal flooding in the area presents a risk for increased flood damage; unique circumstances are thus present which warrants the waivers to be granted.

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachments:

- Staff Report to CPC dated November 12, 2015 with attachments
- Ordinance

City Planning Commission: November 12, 2015

Executive Secretary: George M. Homewood, AICP, CFM

Staff: Matthew Simons, CFM




Staff Report	Non-agenda item	
Address	117 W. Virginia Beach Boulevard	
Applicant	Thomas Morrisette	
Request	Downtown Development Certificate	Development of a four-story, 48-unit multi-family building in the D-4 (Downtown Arts and Design) zoning district requesting three development waivers
Property Owner	Thomas Morrisette (Freemason Place, LLC)	
Site Characteristics	Site/Building Area	29,505 sq. ft./55,196 gross sq. ft. (four-stories)
	Zoning	D-4 (Downtown Arts and Design) district
	Neighborhood	Downtown
	Character District	Downtown
Surrounding Area	North	D-4: Harrison Opera House
	East	D-4: Slone Chiropractic and Exotic Home Furniture
	South	D-4: The Hurrah Players theatre group
	West	D-4: The Renova Medical Center



A. Summary of Request

- This application is for a Downtown Development Certificate to permit the construction of a four-story, 48-unit multi-family building in the D-4 zoning district with three development waivers.
- The site consists of a vacant commercial building and is located within the NEON Arts District across the street from the Harrison Opera House District, on the south side of W. Virginia Beach Boulevard.

B. Criteria for Review – Downtown Development Certificate

- In reviewing and making recommendations concerning Downtown Development Certificates, the following criteria applicable to this application shall be considered:
 - Conformity with the Downtown Norfolk Pattern Book.
 - Relation to any nearby historic structures or districts including the height of any building.
 - Pedestrian circulation within the proposed development and its relation to downtown public open space and pedestrian circulation patterns, particularly to arcades, bridges, or any other form of pedestrian connection.
 - Architectural relationships, both formal and functional, of the proposed development to surrounding buildings, including building siting, massing, proportion, and scale.
 - Protection of significant views and view corridors.
 - Relationship of on-site lighting to other surrounding lighting.
 - Downtown development standards applicable to the D-4 zoning district.

C. Plan Consistency – conformity with the Downtown Norfolk Pattern Book

i. General

- The Downtown Norfolk Pattern Book describes typical design features for a *Façade Type A: Low-Rise* proposed within an *Individual Building Infill* style type; small-scale buildings ranging between approximately 25-50 feet wide with a height between two-four stories.
- The Pattern Book identifies several typical features that generally identify a *Façade Type A: Low-Rise*
 - Façade divided into a smaller series of elements.
 - Bay windows or grouped windows as accents.
 - For residential buildings, ground floor facades with residential entrances, windows, and lobby entrances.
 - All facades should be articulated to have a one-story base and a top.

ii. Specific Essential Elements

- The following essential elements should be present for any proposed building with a *Façade Type A: Low-Rise* (see attached Pattern Book exhibit):
Building Massing/Height
 - Building massing/height should be distinguishable for buildings more than 36 feet wide.

Vertical Articulation

- Vertical articulation should be distinguishable for buildings more than 36 feet wide.

Horizontal Articulation

- Horizontal articulation should define a base, middle and top (see attached Pattern Book exhibit).

Windows and Entrances

- Doorways should be spaced at a maximum of 36 feet on center
- Windows should have vertical proportions, with a ratio of up to 60% solid-to-void in linear measurements.
- A wide variety of window types.
- Roof forms should be varied and may be either pitched roof or parapets.

Special Elements

- Special elements such as bay windows, roof dormers, and ornamented doorways should be provided.

D. Zoning Analysis – Downtown Development Certificate

i. General

- The site is zoned D-4 (Downtown Arts and Design) zoning district which permits the use by-right.
- A Development Certificate is required for any development requesting waivers; this application requests the following development waivers:
 - The proposal requests a waiver from the 75% build-to line requirement.
 - The proposal requests a waiver from the 65% active ground floor use requirement.
 - The proposal requests a waiver from the requirement that all parking, loading and maneuvering be located within building lines and concealed from view from street or pedestrian way.

ii. Historic Contexts

- The existing structure on the site is proposed to be demolished.
- The structure was constructed in 1908 and is a contributing structure within the Norfolk Auto Row Historic District, which is listed on the National Register of Historic Places as a State and Federally designated historic district [DHR ID# 122-5797-0073].
- While the Auto Row Historic District is a federally and state-designated historic district, the area is not part of a local historic district or overlay so the requirements of chapter 9 of the Zoning Ordinance related to demolition of contributing structures do not apply.

iii. Flood Zone

- The property is located in the X, X (Shaded), and AE Flood Zones.

- In 2016, the City is expecting to adopt new FEMA flood maps which place the entire property in the AE Flood Zone, which is a high risk flood zone.
 - The portion of the property in the AE Flood Zone has a required Base Flood Elevation (BFE); any development of the property will have to be elevated, or flood-proofed, to the BFE plus three feet of freeboard.
- Portions of the site along Magnolia Lane also currently experience ponding from poor stormwater drainage during heavy rainfall events.

iv. Development Standards

- **Fenestration – transparency requirement** (no waiver permitted):
 - Purpose is to increase visibility of activity in the interior of buildings and to enhance public safety along principal streets and pedestrian ways.
 - Minimum of 50% of the total area of the ground floor façades along W. Virginia Beach Boulevard and the newly created pedestrian walkway along Magnolia Lane shall be transparent.
 - Proposal conforms.
- **Lot coverage** (no waiver permitted):
 - Maximum of 100% lot coverage permitted.
 - Proposal conforms with 58% lot coverage.
- **Open space requirement** (no waiver permitted):
 - Review to include its location, design, landscaping, and other significant characteristics and its relation to existing and planned public and private open space.
 - Minimum of 10% required.
 - Proposal conforms with 17% of the site maintained as open space.
- **Floor area ratio** (no waiver permitted):
 - Maximum floor area ratio (FAR) of 3.0 permitted.
 - Proposal conforms with a FAR of 1.73.
- **Building placement on the site – build-to line requirement** (waiver requested):
 - Purpose is to maintain continuity along street fronts.
 - Minimum of 75% of the property line along principal streets or pedestrian walkways shall have a building façade that directly abuts the property line.
 - The proposal requests a waiver from the build-to line requirement along W. Virginia Beach Boulevard and from the build-to line along the ground floor of the pedestrian walkway along Magnolia Lane.
 - The proposed building is located within a moderate-risk flood zone and the ground floor of the finished space needs to be at least 18 inches above the adjacent grade along the sidewalk.
 - 56% of the property line along W. Virginia Beach Boulevard contains a building façade approximately four-feet from the property line.

- The four-foot setback along the primary façade is proposed to accommodate necessary stairs and an ADA-compliant ramp up to the raised ground floor.
 - As proposed, the proposed building does not comply with current building placement requirements and a waiver is requested.
- **Use characteristics – ground-floor active uses** (waiver requested):
 - Minimum of 65% of the ground floor area of any building shall be devoted to an active ground floor use.
 - The majority (81.5%) of the ground floor area of the building will be dedicated to off-street parking.
 - The building design proposes a small commercial space directly along the W. Virginia Beach Boulevard frontage which will include the apartment's lobby, leasing office, exercise room and a gallery space.
 - The applicant seeks a waiver from the minimum 65% ground floor active use requirement.
 - While only 18.5% of the total ground floor area consists of active uses, nearly the entire portion of the building square footage located along the W. Virginia Beach Boulevard street façade contains active uses.
 - The request is appropriate due to the parking area occupying the majority of the ground floor in order to screen it from the right-of-way.
 - Placing the residential units above the parking protects the use from potential flood hazards.
- **Off-street parking and loading requirements** (waiver requested):
 - Review to include the location and adequacy of bicycle parking, off-street parking and loading, and the location of driveways – all loading and maneuvering space shall be concealed from view from streets, public open space, and pedestrian ways and shall be located within building lines.
 - Proposal conforms to the bicycle parking requirement with twelve spaces proposed; eight located within the building and four located outside the main entrance along W. Virginia Beach Boulevard.
 - The proposed off-street parking meets the 1.5 space/dwelling unit requirement and located with some screening from the W. Virginia Beach Boulevard street façade.
 - The location has some visibility from W. Virginia Beach Boulevard and does not provide any screening from the Magnolia Lane pedestrian way.
 - The location is also not located completely within the building lines, with 16 total spaces located either partially or completely outside of the building lines.
 - There is one curb cut proposed along W. Virginia Beach Boulevard and one proposed at the northern terminus of Magnolia Lane.
 - A waiver should only be approved if a solid masonry wall is added along the W. Virginia Beach Boulevard street façade to screen the parking from the public right-of-way.

v. Waivers

- In accordance with the regulations of the *Zoning Ordinance*, the Planning Commission may recommend and the City Council may approve such waivers upon making the following findings:
 - That the application submitted, while not strictly in accord with certain general regulations, meets public purposes, is not contrary to planning principals contained in the adopted Downtown Norfolk Plan or general plan and provides public protection to an equivalent or greater degree; or
 - That in the particular circumstances of the case, strict application of a regulation or regulations is not necessary for the accomplishment of public purposes or the provision of public protection, at the time or in the future.
- Given that the site currently experiences poor stormwater drainage along Magnolia Lane, and the site will have to be engineered to improve the drainage and stormwater runoff, the opportunity is present to improve the localized flooding through the proposed redevelopment of the site.
 - Magnolia Lane should remain open and reengineered as a dual-purpose pedestrian path/stormwater mitigation feature as proposed.
- Given that tidal flooding risks will remain on the site, strict application of the active uses and building placement development standards may increase the risk for increased flood damage if developed to strictly comply with the standards.

E. **Payment of Taxes**

The owner of the property is current on all real estate taxes.

F. **Civic League**

Development Certificates do not require any public notification.

G. **Recommendation**

Building Placement waiver:

- Staff recommends **approval** of the waiver, given that the site layout as proposed will assist with accommodating a dual-purpose pedestrian path and stormwater mitigation feature; a unique circumstance is thus present which warrants the Building Placement waiver to be granted.

Ground Floor Active Use waiver:

- Staff recommends **approval** of the waiver, given that the tidal flooding in the area presents a risk for increased flood damage; strict application of the Ground Floor Active Use provision may perpetuate risks where parking would be a more appropriate use of this area.

Off-Street Parking waiver:

- If a masonry wall is provided along the W. Virginia Beach Boulevard property line, staff recommends **approval** for a waiver of 4.5 feet from the building placement requirement along W. Virginia Beach Boulevard, in order to accommodate the ADA handicap ramp and stairs necessary to serve the purpose of increase public protection from the risks within the floodplain.

Attachments

Ordinance

Location Map

Zoning Map

Applications


Conceptual Site Plan

Proposed Elevation

Downtown Norfolk Pattern Book Exhibit – visual examples

Form and Correctness Approved: 

Contents Approved: 

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A DOWNTOWN DEVELOPMENT CERTIFICATE TO PERMIT THE CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL BUILDING ON PROPERTY LOCATED AT 117 WEST VIRGINIA BEACH BOULEVARD.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Downtown Development Certificate is hereby granted to permit the construction of a multi-family residential building on property located at 117 West Virginia Beach Boulevard. The property to which the Certificate applies are more fully described as follows:

Property fronting 150 feet, more or less, along the southern line of West Virginia Beach Boulevard, beginning 187 feet, more or less, from the western line of Granby Street and extending westwardly; property also fronts 40 feet, more or less, along the northern line of Magnolia Lane at its terminus and 152 feet, more or less, along the western line of Magnolia Lane beginning at its northern terminus and extending southwardly; premises numbered 117 West Virginia Beach Boulevard.

Section 2:- That the Council expressly finds that waivers from the requirements of §§ 8-4.6, 8-4.7, and 8-4.8 of the Zoning Ordinance of the City of Norfolk, 1992, (as amended) regarding required use of ground floor areas, building placement, and concealing off-street parking are appropriate because the application submitted, while not strictly in accord with certain general regulations, meets public purposes, is not contrary to planning principals contained in the adopted Downtown Norfolk Plan or general plan and provides public protection to an equivalent or greater degree, and because, in the particular circumstances of the case, strict application of these regulations is not necessary for the accomplishment of public purposes or the provision of public protection at this time or in the future; wherefore such waivers are hereby granted.

Section 3:- That the Downtown Development Certificate granted hereby shall be subject to the following condition:

- (a) The final design of the building shall be modified in accordance with the review and recommendation of the City's contracted urban design consultant.
- (b) The site shall be designed generally in accordance with the conceptual site plan and building elevations as prepared by Morrisette Architecture, dated November 19, 2015, attached hereto and marked as "Exhibit A," subject to any revisions required to be made by the City during the review by the City's urban design consultant, site plan review process, and building permit plan review process.
- (c) Any subsequent changes made to the project described in the staff report and as approved through this development certificate process, shall be reviewed as an amendment to the development certificate.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (1 page)



east elevation



north elevation (Virginia Beach Blvd)

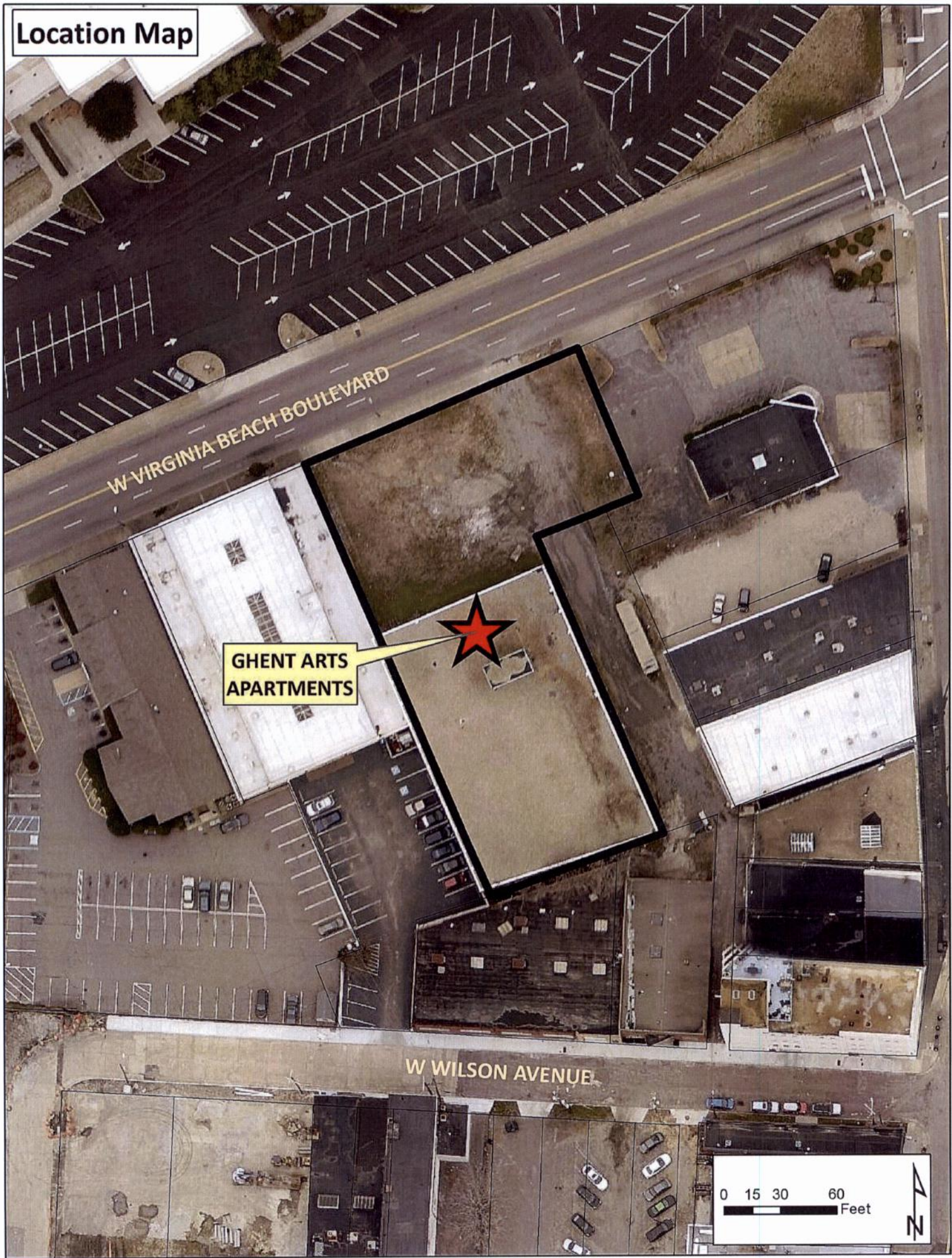
preliminary elevations

The Arts Apartments
123 Virginia Beach Blvd, Norfolk, Virginia

11.19.2015
scale 1/16"=1'-0"

MORRISETTE ARCHITECTURE
Architecture, Planning and Interior Design
5204 Edgewater Drive, Norfolk VA TFM@MorrisetteArchitecture.com 757-627-0268

Location Map



Zoning Map

PDMU-4

PDMU-4

G-1

E 9TH STREET

D-4

D-4

W VIRGINIA BEACH BOULEVARD

GRANBY STREET

D-4

ADDISON STREET

D-4

E WILSON AVENUE

D-4

W WILSON AVENUE

D-4

D-4

W OLNEY ROAD

E OLNEY ROAD

VOSS STREET

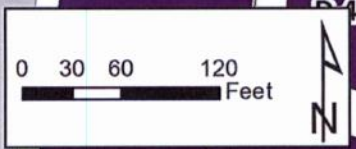
D-4

D-4

MAGAZINE LANE

D-4

GHENT ARTS APARTMENTS





APPLICATION
Downtown Development Certificate

Date of application: 10.2.2015

DESCRIPTION OF PROPERTY

Proposed Location of Property: Street Number) 117 (Street Name) W. VA BEACH BLVD

Zoning Classification: D4

Existing Use of Property: WAREHOUSE - I

Current Building Square Footage 30,000 SF

Proposed Use MULTI-FAMILY R-2

Trade Name of Business (If applicable) FREEMASON PLACE, LLC

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) MORRISETTE (First) THOMAS (MI) F

Mailing address of applicant (Street/P.O. Box): 5204 EDGEWATER DR

(City) NORFOLK (State) VA (Zip Code) 23508

Daytime telephone number of applicant (757) 627-0268 Fax () _____

E-mail address of applicant: TFM@MORRISETTEARCHITECTURE.COM

2. Name of property owner: (Last) MORRISETTE (First) THOMAS (MI) F

Mailing address of property owner (Street/P.O. box): SAME

(City) _____ (State) _____ (Zip Code) _____

Daytime telephone number of owner () _____ Fax number () _____

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised December, 2014)

Downtown Development Certificate
Page 2

CIVIC LEAGUE INFORMATION

Civic League contact: _____

Date(s) contacted: _____

Ward/Super Ward Information: _____

CRITERIA FOR REVIEW

Please provide the following information:

- (a) Use characteristics of the proposed development, including provision for ground-floor active uses and continuity along street fronts in various Downtown Districts and provision of residential uses in applicable Downtown Districts
FIRST FLOOR - ENTRY LOBBY, STAIR & ELEVATOR, COMMUNITY ART GALLERY,
BUILDING OFFICE, EXERCISE RM, UTILITY ROOMS
2ND-4TH FLOOR - APARTMENTS
- (b) Preservation of historic structures and districts; preservation of significant features of existing buildings are to be renovated; relation to nearby historic structures or districts including a need for height limits.

- (c) Location and adequacy of off-street parking and loading provisions, including the desirability of bicycle parking.
ON SITE PARKING 1.5 SPACES PER UNIT, BICYCLE RACK IN FRONT-4, BIKE ROOM FOR
12-20.
- (d) Traffic generation characteristics of the proposed development in relation to street capacity.
THIS 4 LANE BLOCK OF VA BEACH BLVD HAS LOW VOLUME, NO IMPACT

- (e) The provision of open space to meet the requirements of the district; the location, design landscaping and other significant characteristics of this public open space, and its relation to existing and planned public and private open space.
THIS PROJECT MEET THE D-4 REQUIREMENTS OF OPEN SPACE

- (f) Pedestrian circulation within the proposed development and its relation to downtown public open space and pedestrian circulation patterns, particularly to plans for pedestrian connections via arcades, bridges or other provisions
SIDE WALK ON VIRGINIA BEACH BLVD PROVIDES ACCESS TO FRONT STEPS AND RAMP TO FRONT DOOR. REAR COVERED PARKING HAS DIRECT ACCESS TO REAR LOBBY DOOR
- (g) Architectural relationships, both formal and functional, of the proposed development to surrounding buildings, including building siting, massing, proportion, and scale.
BUILDING SETS BACK ONLY 4 FEET TO ACCOMODATE STEPS AND RAMP TO FRONT DOOR
- (h) Microclimate effects of proposed development, including effects on wind velocities, sun reflectance, and sun access to streets and/or existing buildings and/or public open space.
OPEN PARKING ON 90% OF 1ST FLOOR DEFUSES WIND FROM 3 UPPER FLOORS. MAJOR OPEN SPACE HAS DIRECT SUN FROM 11AM TO SUN DOWN
- (i) Protection of significant views and view corridors.
SIGHTLINE FROM VIRGINIA BEACH BLVD DOWN MAGAZINE LANE IS MAINTAINED

REQUIRED ATTACHMENTS

- Check for **\$5** made payable to Treasurer, City of Norfolk,
- **If waivers are requested**, additional analysis will be needed; which will require an additional fee of **\$100**.
- Description and details of proposal.
- Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Location and dimensions of onsite signage
 - Please provide the names and addresses of all professional consultants advising the applicant in the proposed development

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: THOMAS F. MORRISETTE Sign:  10.2.2015
(Property Owner or Authorized Agent Signature) (Date)

Print name: THOMAS F. MORRISETTE Sign:  10.2.2015
(Applicant or Authorized Agent Signature) (Date)

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised December, 2014)



location plan

EXISTING WAREHOUSE (TO BE
DEMOLISHED - 2 STORY 15,000 SF X 2=
30,000 SF)

PROPOSED:

4 story 48 Unit Multi-Family Building - 1st floor parking behind Lobby, Art Gallery, Office and ancillary spaces. Floor 2-4 Apartments, 16 Units/Floor. 72 Parking spaces provided @ 1.5/unit.

Zoning: D4 Downtown Arts & Design District

8A Multi-family Permitted

8B 75% Build to line -Request waiver - reduce to 48% width due to parking and access to Magnolia (or Magazine) Lane and 4' setback to accommodate stairs and ramp to 18" height above sidewalk. Norfolk requirement - 1st floor to be 18" above highest sidewalk elevation of 7.72. First Floor Elevation set at 9.22, all residential units 2nd floor or above at elevation 19.72 or above. Lot Coverage 100% permitted. 17,016 sf covered of 29,443sf or 58%. Open Space 10% Required- 4,986sf of 29,443 or 17% Provided. FAR =3 Site = 29,443sf x 3 = 88,329sf max. 1st Flr 3,148sf+ 3 fls x 17,016sf=51,048 = 55,196sf GROSS

15A Parking Multi-Family Downtown 1.5 spaces/unit @48 Units = 72 Required/Provided

15B Bikes 1/4units at 48 = 12 required/provided (8+ inside + 4 outside)

15C Accessible Parking 3 Required/Provided (51-75)

Ghent Arts Apartments

123 Virginia Beach Blvd, Norfolk, Virginia

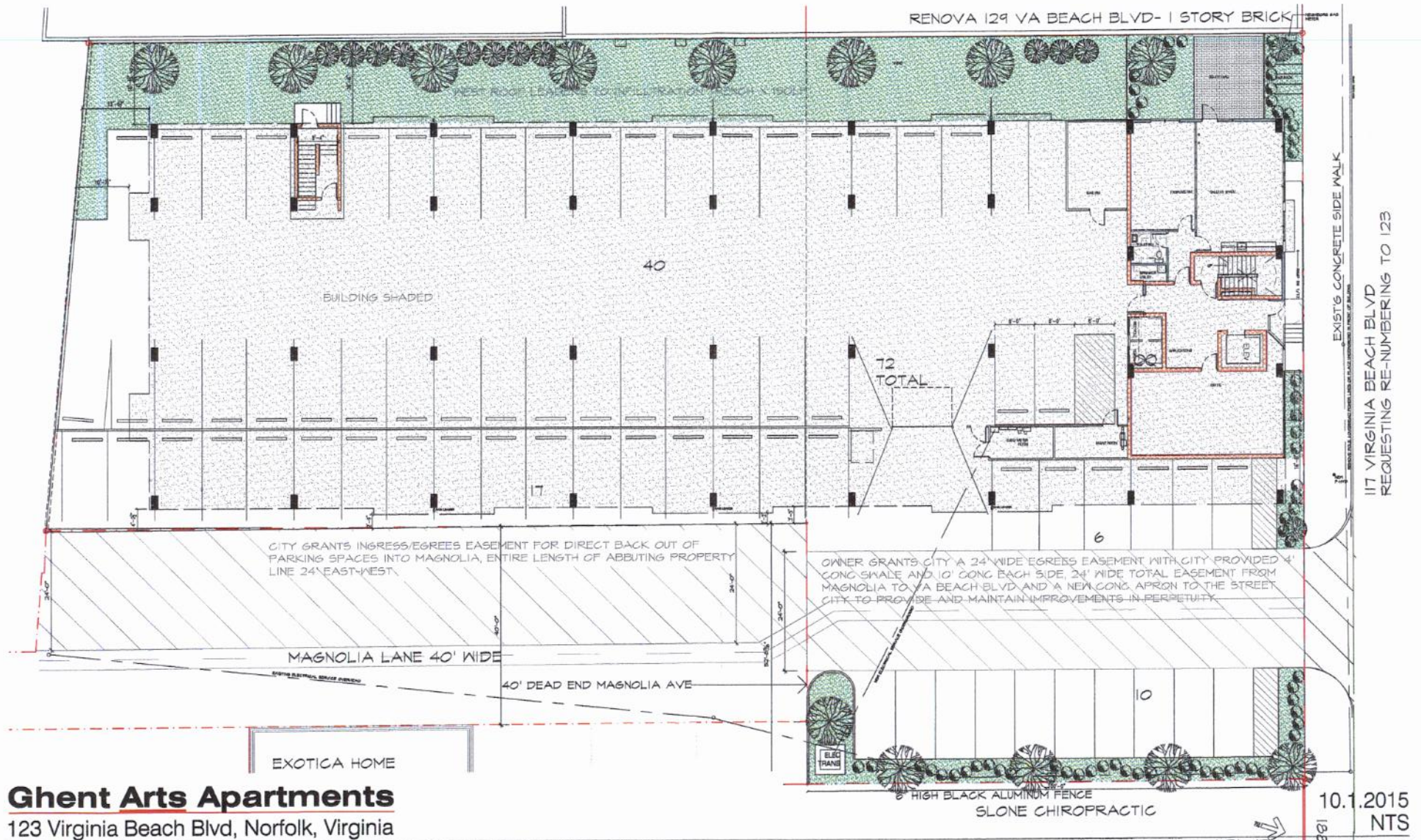
preliminary scope

10.1.2015
NTS

MORRISETTE ARCHITECTURE

Architecture, Planning and Interior Design

Norfolk, VA TFM@MorrisetteArchitecture.com 757-627-0268



Ghent Arts Apartments
 123 Virginia Beach Blvd, Norfolk, Virginia
 preliminary site plan

MORRISSETTE ARCHITECTURE

Architecture, Planning and Interior Design

Norfolk VA TFM@MorrisetteArchitecture.com 757-627-0268



preliminary elevations

Ghent Arts Apartments

123 Virginia Beach Blvd, Norfolk, Virginia

10.1.2015
scale 1/16" = 1'-0"

MORRISETTE ARCHITECTURE

Architecture, Planning and Interior Design

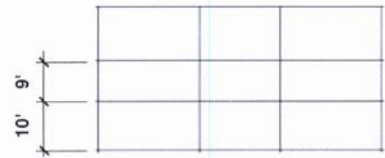
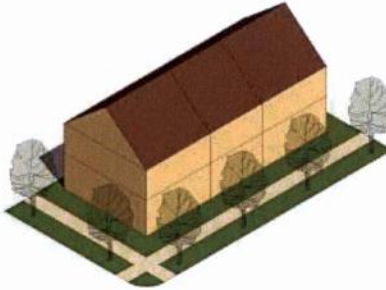
5204 Edgewater Drive, Norfolk VA TFM@MorrissetteArchitecture.com 757-627-0268

BASIC STRUCTURE AND ARTICULATION

Residential Use

STEP 1: MASSING/HEIGHT

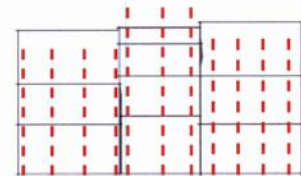
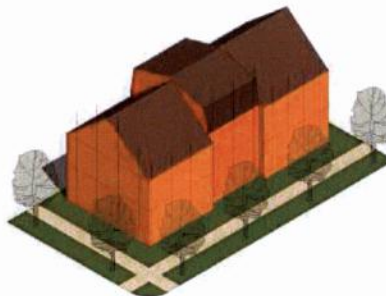
Basic building mass should be 2 to 4 stories. Vertical articulation is required for each element at a minimum of 18 feet wide and a maximum of 48 feet wide.



STEP 2: VERTICAL ARTICULATION

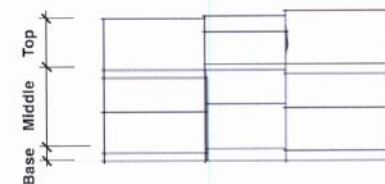
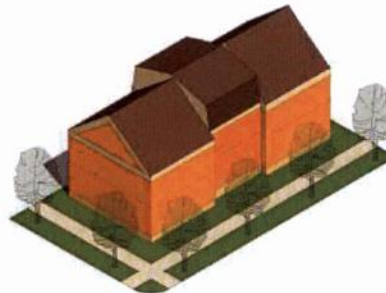
If the element is more than 36 feet wide, it must be further subdivided. Each element can be distinguished by not less than two of the following changes:

- » Material Color
- » Plane
- » Architectural style
- » Height
- » Roof configuration
- » Window types
- » Facade composition

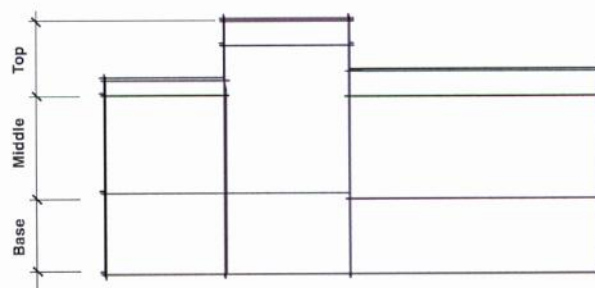
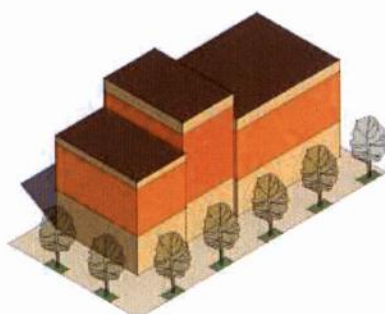
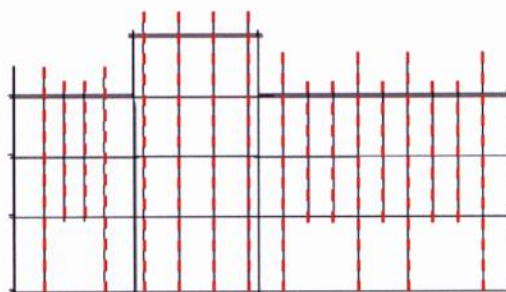
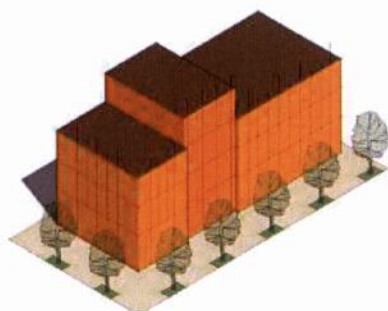
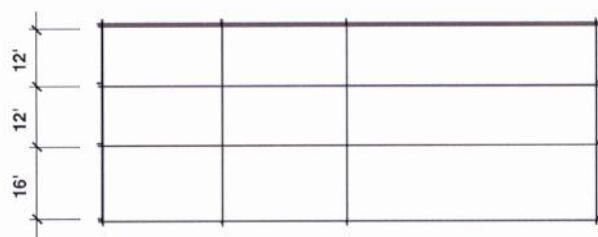
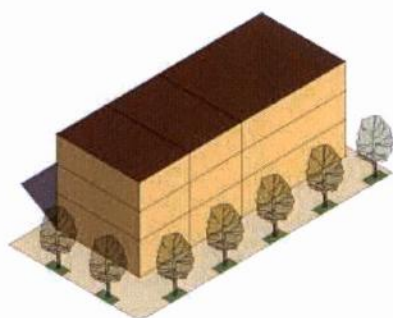


STEP 3: HORIZONTAL ARTICULATION

Horizontal articulation should define a base, middle and top for each articulated facade element. This can be accomplished with window composition, ornament, and special features.



Commercial Use



FACADE COMPOSITION

STEP 4: WINDOWS AND ENTRANCES

RESIDENTIAL

- » Doorways should be spaced at a maximum of 36 feet on center.
- » Windows of vertical proportion should be used with a ratio of up to 50% solid to void in linear measurement.

MIXED-USE

- » Ground floor articulation should include Commercial Storefronts alternating with entries to upper floors. Bay

width should be a maximum of 24 feet with vertical proportioned mullion patterns. Doorways should be spaced at a maximum of 36 feet on center.

- » Windows should have vertical proportions, with a ratio of up to 60% solid to void in linear measurement. A wide variety of window types including clusters of up to six vertical windows are permitted.
- » Roof forms should be varied and may be either pitched roof or parapets.

STEP 5: SPECIAL ELEMENTS

RESIDENTIAL

- » Special elements such as bay windows, roof dormers, and ornamented doorways should be provided.

MIXED-USE

- » Special elements such as bay windows, cornice features, and towers should be added along the street.

WINDOWS AND ENTRANCES

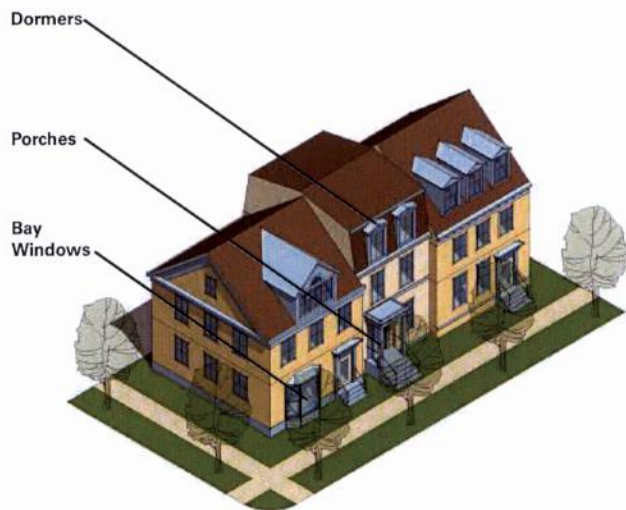


Residential Use

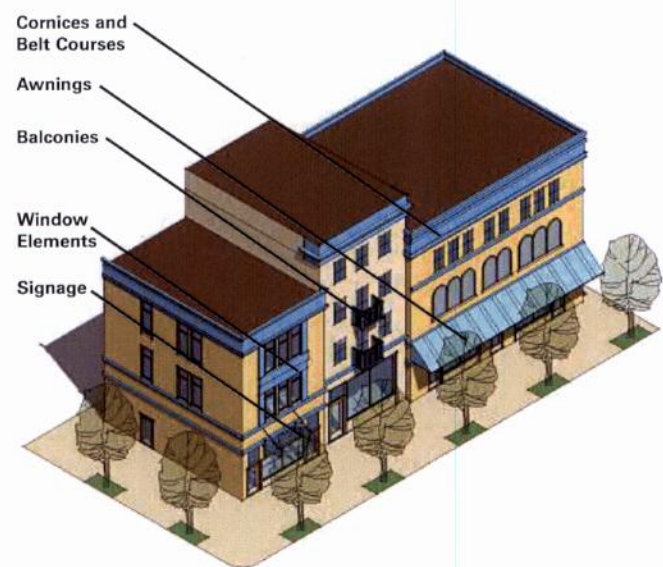


Commercial Use

SPECIAL ELEMENTS



Residential Use



Commercial Use

COMPOSITIONS



Residential composition



Commercial and Mixed-Use composition



Commercial buildings in Downtown Norfolk

SPECIAL ELEMENTS

BUILDING BASE

In the case of modern high-rise buildings, the base should be clad in masonry. It should be differentiated from the tower shaft at the fourth level with a horizontal facade element such as a cornice, change in material, or other technique. Buildings should have main entrances facing public streets. Retail shops and common amenities should be integrated into the base of the building with street entrances and shop windows.

BALCONIES

Balconies provide outdoor living space for high-rise units. Although not prevalent, when balconies are used, they should have a minimum dimension in any direction of 4 feet. They may be fully recessed, partially recessed or projecting and include metal and glazed railing systems.

BAY WINDOWS

Bay windows are often created at highly visible corners oriented to important views. Often built of curtain wall systems, bay windows have a high degree of transparency. They are usually associated with living and dining areas and are often paired with balconies.

BUILDING TOP

Tops should be carefully composed to give the building a unique identity. A wealth of possibilities exists for modeling the tops of buildings to make them visually striking and to accommodate unique units and mechanical systems. In the case of high-rise buildings, the tops of towers may have larger special units with terraces and unique spaces.

BAYS



BASE ELEMENTS



BALCONIES



TOP ELEMENTS



Markowski, Kimberly K.

From: Simons, Matthew
Sent: Monday, November 30, 2015 1:46 PM
To: Markowski, Kimberly K.
Cc: Homewood, George
Subject: FW: Keep the Norfolk Arts District High Quality!

Kim,
Can you add the email below from Mr. Proffitt to the Staff Report for the Arts Apartments Downtown Development Certificate.

Thanks,

Matthew Simons, AICP, CZA, CFM
City of Norfolk, Department of City Planning
City Planner II – Land Use Services
757-664-4750

From: Homewood, George
Sent: Monday, November 30, 2015 11:55 AM
To: Simons, Matthew
Subject: FW: Keep the Norfolk Arts District High Quality!

George M. Homewood, AICP CFM
Director
Department of City Planning
City of Norfolk
810 Union Street, Suite 500
Norfolk, VA 23510
757-664-4770 (O)
757-620-3630 (M)



From: taylor proffitt [<mailto:staylorproffitt@gmail.com>]
Sent: Friday, November 27, 2015 10:28 PM
To: Homewood, George
Subject: Keep the Norfolk Arts District High Quality!

I highly recommend Not allowing the Ghent Arts Apartments to go through as planned. It is a disgrace to our culture and a gimmick. We demand high quality, authentic architecture and more sustainable development in our city!

Cheers

Taylor Proffitt

People's Climate March, Norfolk

757.409.4689